

# **VILLAGE OF LAKE VILLA**



**VILLAGE OF LAKE VILLA**  
**DISCOVER THE OPPORTUNITIES**

## **ECONOMIC DEVELOPMENT PROPOSAL**

**2015**



**TAX INCREMENT FINANCING (TIF)  
DISTRICT INFORMATION**

**VILLAGE OF LAKE VILLA**  
DISCOVER THE OPPORTUNITIES

1. In 2013, the Village of Lake Villa adopted a Transit-Oriented Development Plan to guide the development of four key parcels.
2. These parcels include:
  - A. 17.7 acre vacant parcel on Park Avenue zoned industrial.
  - B. 63.4 acre vacant parcel on the southeast corner of Grand Avenue and Cedar Lake Road zoned residential.
  - C. 36 acre vacant parcel on the north side of Grand Avenue, just west of Cedar Avenue zoned commercial recreational.
  - D. 5.6 acre parcel on the northwest corner of Grand Avenue and Route 83 zoned residential. The property is home to Pleviak school.
3. The Plan was completed by a professional planning firm, Teska Associates, Inc. with consultation from several business and economic development businesses under a grant from the Regional Transportation Authority (RTA).
4. The Plan examines the general uses of properties, the development goals of each parcel and the likelihood of development within a business focused context.
5. The Plan states that economic incentives are an important part of attracting new commercial and industrial users to Lake Villa.
6. In examining available economic incentives, the Village believes that a Tax Increment Financing (TIF) district is Lake Villa's best tool to attract new non-residential development.
7. TIF Districts use the incremental increase in property taxes from new developments to pay for land acquisition, building rehabilitation, public improvements, job training and site improvements.
8. The current level of property tax is maintained for all taxing bodies, including school districts.
9. This arrangement lowers development costs so the project can become financially feasible. All projects must meet the "but for" test, meaning that without the incentive, the project would not be financially feasible.
10. There are two areas of the Village that have not seen a new significant commercial or industrial development in more than three decades.
11. These areas include the Village's downtown "triangle" and the northern portion of the industrial area on Park Avenue.
12. The Village is exploring a TIF District for these areas as indicated on the enclosed map. The boundaries include three of the four areas in the Village's TOD Plan. The only area excluded is the Cedar Lake Park property, which is zoned for single-family residential.
13. Also enclosed is additional information on the TIF area, TIF Districts generally and the TIF approval process.



TIF is a program that allocates future increases in property taxes from a designated area to pay for improvements only within that area.

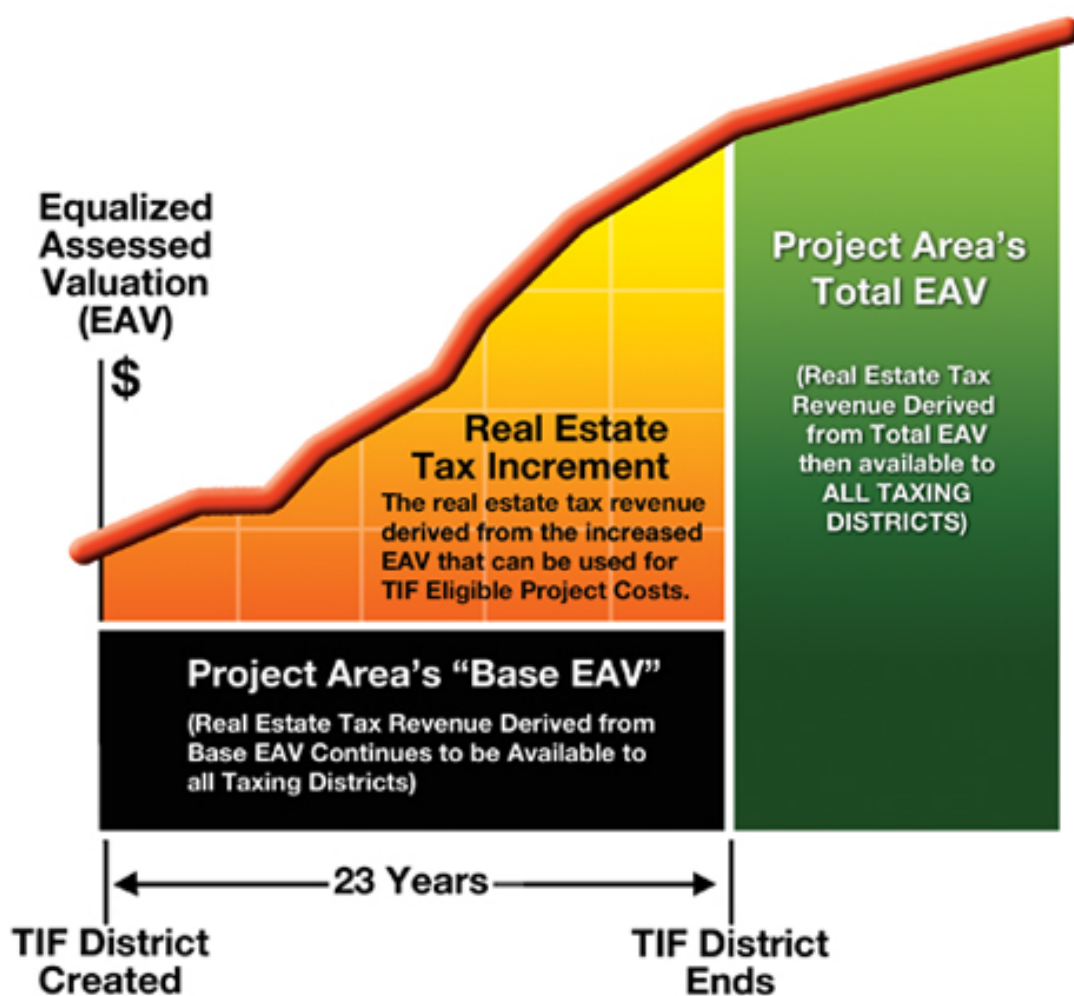
1. The term lasts for 23 years after the creation of the TIF district at which time all taxing bodies receive all of the property taxes currently generated by the area.
2. TIF does not create any additional tax to any property owner.
3. TIF does not provide direct funding of new private construction costs, but can be a source of funds to improve existing buildings.
4. TIF does not freeze any property owner's taxes.
5. State law mandates that school districts receive revenue from the TIF if school aged kids are generated in the TIF area.
6. Each redevelopment agreement will be examined to determine if the "but for" criteria is met. An example of this is listed below:

**SAMPLE TIF DISTRICT DEVELOPMENT PROPOSAL**

	With TIF	Without TIF
Private Equity Investment	\$5.4 m	\$5.4 m
Private Loan	\$15.9 m	\$22.4 m
TIF Investment	\$6.5 m	0
Net Operating Income in Year 11	\$1.1m	\$320,088
Internal Rate of Return	14.0%	(12%)



TIF CHART



TIF DISTRICT INFORMATION

- During the TIF period, the incremental increase in property tax can be used for TIF eligible development expenses as an economic incentive tool.
- Taxing bodies continue to receive the same property taxes from the area as they did when the TIF district was created.
- At the conclusion of the TIF (23 years), all taxing bodies will receive the full amount of property taxes generated by the area.



**TAX INCREMENT FINANCING (TIF)  
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**PROPOSED LAKE VILLA TIF DISTRICT BOUNDARIES**





**POSSIBLE LAKE VILLA TIF DISTRICT INFORMATION**

- Includes 243 properties; 68 commercial, 4 farm, 10 industrial and 161 residential.
- Includes 177.516 acres
- Equalized Assessed Value (EAV) of area is \$8,998,684
- Currently, \$1.15 million in property taxes is being generated in the TIF area.
- The proposed TIF area includes a number of residential properties. For these properties, your property taxes or your property will not be impacted, unless you choose to sell your property for redevelopment.

**TIF Area Property Taxes Collected**

	Property Tax Rate	Total EAV	Current Tax Revenue in TIF	% EAV
Lake County	0.682499	\$22,646,844,107	\$61,415.93	0.04%
Village of Lake Villa	1.45063	\$193,259,224	\$130,538	4.66%
Lake Villa Fire Protection District	0.826142	\$674,724,162	\$74,342	1.33%
Lake Villa Public Library	0.621617	\$787,120,724	\$55,937	1.14%
Lake Villa District #41	4.656335	\$460,453,920	\$419,009	1.95%
College of Lake County	0.306068	\$21,481,556,144	\$27,542	0.04%
Antioch High School District #117	3.831377	\$1,057,085,401	\$344,774	0.85%
Lake County Forest Preserve	0.210003	\$22,646,844,107	\$18,898	0.04%
Lake Villa Township	0.213879	\$787,120,724	\$19,246	1.14%
<b>TOTAL</b>	<b>12.79855</b>		<b>\$ 1,151,701</b>	



**TIF Revenue Projections**

	<b>CURRENT TIF TAXES</b>	<b>Projected Taxes in 2039 - No TIF</b>	<b>Final Year + or -</b>	<b>Potential Revenue not Obtained</b>	<b>Estimated New Property Taxes in 2039</b>	<b>Estimated + or - Current</b>
Lake County	61,416	86,497	25,081	284,572	398,115	336,699
Village of Lake Villa	130,538	183,846	53,309	604,849	846,181	715,643
Lake Villa Fire Protection District	74,342	104,701	30,360	344,465	481,905	407,563
Lake Villa Public Library	55,937	78,781	22,844	259,187	362,601	306,664
Lake Villa District #41	419,009	590,123	171,114	1,941,486	2,716,132	2,297,123
College of Lake County	27,542	38,790	11,248	127,617	178,535	150,993
Antioch High School District #117	344,774	485,571	140,798	1,597,515	2,234,918	1,890,144
Forest Preserve	18,898	26,615	7,717	87,562	122,499	103,601
Lake Villa Township	19,246	27,106	7,860	89,178	124,760	105,514
<b>TOTAL</b>	<b>1,151,701</b>	<b>1,622,029</b>	<b>470,328</b>	<b>5,336,431</b>	<b>7,465,646</b>	<b>6,313,945</b>

**Impact of Future Revenue**

Currently, \$1.15 million in property taxes is being generated by the proposed TIF area. Accounting for increases in inflation, the property tax amount is projected to grow to \$1.6 million by 2039, an increase of less than \$500,000. Assuming the developments in the Village's Transit-Oriented Development Plan are completed, the property tax amount would increase by \$6.3 million to \$7.4 million by the conclusion of the TIF in 2039.





- ✓ **Public information and input gathering.** The Village of Lake Villa is exploring the creation of a TIF district and will be soliciting public input before beginning the formal approval process.
- ✓ **Approval by the Village of Lake Villa to Call for a Feasibility Study.** A feasibility study is required to determine if the area meets the eligibility requirements as established by State Law. The Village of Lake Villa is required to approve an ordinance to call for a feasibility study. A Redevelopment Plan, Housing Impact Study and Eligibility Report will be created as a result of this step.
- ✓ **Feasibility Study Completed.** Plan completed and made available to the public and sent to all affected taxing districts.
- ✓ **Eligibility Report.** Eligibility Report completed stating whether the proposed area meets the eligibility requirements. If the study declares that the proposed area meets the eligibility requirements, the Village may elect to proceed to the next steps.
- ✓ **Redevelopment Plan and Housing Impact Study.** After determining, by a feasibility study, that the site qualifies under the TIF Act, a written redevelopment plan must be prepared and a housing impact study is also required and must be incorporated into the redevelopment plan because the proposed TIF district includes more than 75 residential properties.
- ✓ **Creation of Interested Parties Register.** All persons interested in the TIF process may register with the Village to receive additional information in the TIF. After the interested parties registry is created, publish a notice in the newspaper stating that interested persons may register to receive additional information on the TIF.
- ✓ **Public Meeting with Notice.** Hold a public meeting because the TIF district includes more than 75 residential properties. Notice by certified mail must be given to all affected taxing districts and to all entities on the interested party's registry at least 15 days before the date of the public meeting.
- ✓ **Joint Review Board Creation and Meeting.** Create a Joint Review Board, which includes a representative from all taxing bodies within the TIF and a resident at large. The Joint Review Board is required to hold a public meeting and is required to make a recommendation on whether to create the TIF District.
- ✓ **Redevelopment Plan Available to Public.** Redevelopment Plan made available for public inspection, at least 10 days prior to establishing a time and place for a public hearing on the plan and project.
- ✓ **Ordinance Setting Public Hearing Time and Place.** Adopt an ordinance establishing a time and place for a public hearing on the plan and project.





- ✓ **Notice of Hearing.** Provide notice to the State (DCEO), all taxing districts and to the most recent taxpayer of record for all properties within the TIF district that the creation of a TIF District is being considered.
- ✓ **Public Hearing.** Hold a public hearing prior to the adoption of the TIF to gather further input from the public.
- ✓ **Ordinance Approved.** Adopt an ordinance approving the TIF District. The TIF period would begin once the ordinance is filed.



**PICTURES OF BUILDINGS IN PROPOSED TIF AREA**





## TRANSIT-ORIENTED DEVELOPMENT PLAN DESIGN CONCEPTS

### 4 | Redevelopment Strategies

#### OPPORTUNITY SITE

### Downtown Lakefront Site

Located along the waterfront of Cedar Lake, this opportunity site has the greatest potential to extend the downtown area with residential, commercial, civic, and open space uses to complement the adjacent downtown core. The commercial uses, including a potential grocery store and mixed use development with 160 upper floor apartments, would front along Grand Avenue for visibility and convenient access. A mix of residential products, including 79 townhouse units and 264 condo flats, would be situated at the interior of the site closer to Cedar Lake. The lakefront also provides opportunities for recreation and open space facilities, such as a civic festival plaza, expanded park, trails, and stormwater management.

#### RETAIL DEVELOPMENT A

40,000 sq ft retail building (grocery store) w/ 180 parking spaces

#### MIXED USE DEVELOPMENT B

50,000 sq ft of ground floor retail plus 160 apartment units on upper four floors w/ 300 shared parking spaces

#### RESIDENTIAL DEVELOPMENT C

79 townhouse units w/ two-car garage; building height varies at 2 to 3 stories

#### RESIDENTIAL DEVELOPMENT D

264 rowhouse or residential flat (condo) units w/ 432 parking spaces; building height at 3 stories







OPPORTUNITY SITE

# Downtown Lakefront Site

## DEVELOPMENT CHARACTERISTICS

	A	B	C	D
Building #	Retail	Mixed Use	Residential	Residential
Building Type	1 floor	5 floors	2 to 3 floors	3 floors
Floors	40,000 sq ft	50,000 sq ft (retail) 160 units (residential)	79 units	264 units
Space/Unit Count	180 spaces	300 spaces	2-car garage per unit	432 spaces
Parking	Grocery store or other retail businesses	Retail businesses at ground floor w/ rental apartments on top 4 floors (40 units per floor)	Townhouses	Rowhouses or residential flats (condos)
Use(s)				



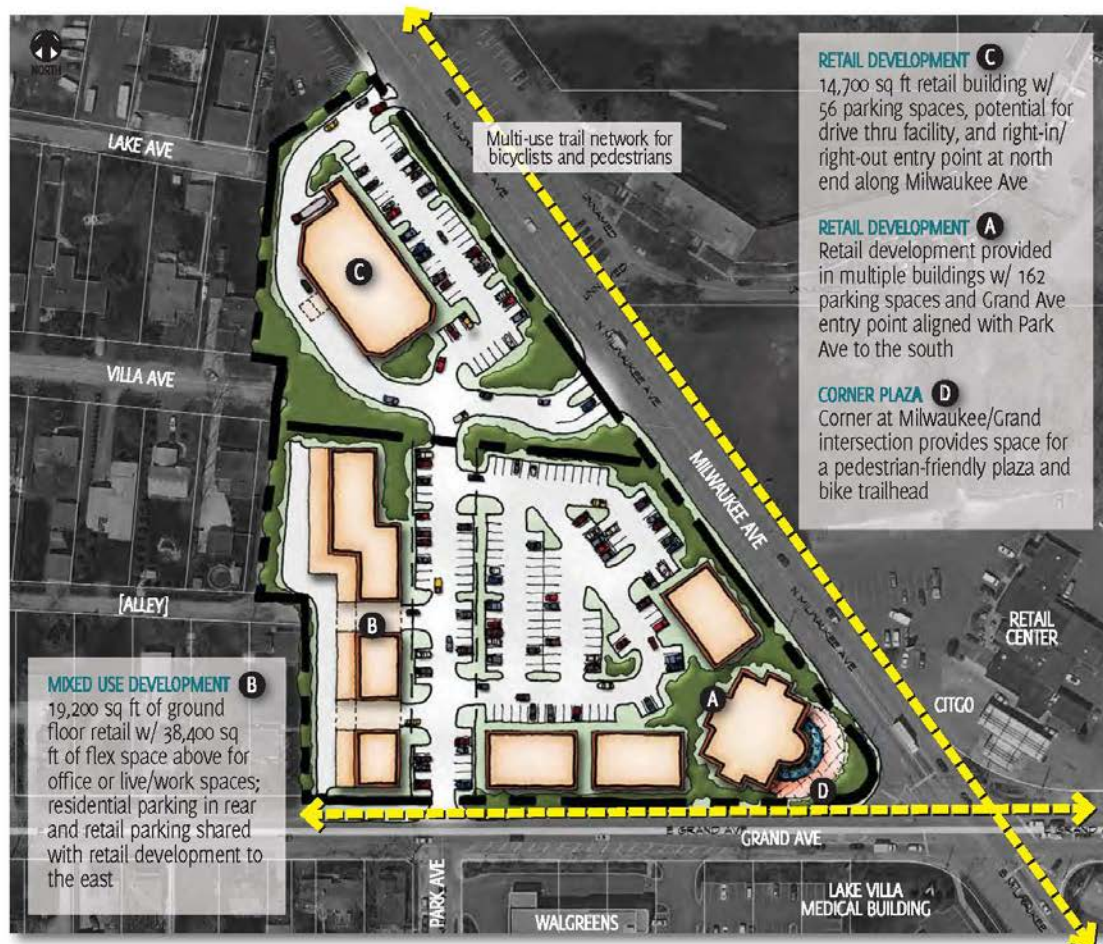
### A BIRDSEYE VIEW

The Downtown Lakefront opportunity site has the strongest potential to advance the ideas associated with the Lake Villa Triangle. Looking westward towards Cedar Lake, the proposed redevelopment concept for the Downtown Lakefront site is situated to the west of Cedar Avenue but ties connects with the historic downtown core. This includes safe pedestrian and bicycle access to amenities in both the historic core and expanded downtown area, including the Metra station, Lehmann Park, a new lakefront park, civic space, trails, mixed housing options, and commercial businesses.



## OPPORTUNITY SITE Pleviak School Site | CONCEPT 1

If the school district decides to make the site available for reuse or redevelopment, this opportunity site has the capacity to revitalize the prime Milwaukee Avenue/Grand Avenue intersection with a mix of uses and improved circulation for cars, pedestrians, and bicyclists. In the concept that removes the school building and redevelops the site, retail buildings will occupy the corner of Milwaukee and Grand, with retail/residential mixed use along a newly extended Park Avenue. Also, a retail building with potential for a drive thru facility will be provided on the triangular site north of Villa Avenue.







## OPPORTUNITY SITE Industrial Park Site

With existing industrial uses along Park Avenue to the south of the downtown core, this opportunity site has the flexibility to either provide space for additional industrial users or accommodate sports facilities that cater to Lake Villa's active lifestyle. Space for a 30,000 sq ft retail center would also be accommodated, with visible frontage along Milwaukee Avenue. A new connector street would provide access to the industrial/recreational uses, as well as link Milwaukee Avenue to Park Avenue. The existing funeral home would remain on a modified site. Other site provisions include stormwater management, wetland conservation, and connectivity to the multi-use trail system.

### RETAIL DEVELOPMENT A

30,000 sq ft retail building w/ 120 parking spaces; existing chiropractor and carpet businesses would need to be relocated to accommodate the new development

### INDOOR SPORTS FACILITY B

55,000 sq ft indoor sports facility w/ 120 parking spaces; sports facilities are permitted in an L1 zoning district; the site also accommodates a stormwater detention facility

### FLEXIBLE DEVELOPMENT C

Five lots on 6.25 acres provide flexible space to accommodate either sports fields or new industrial uses, depending on market; sports fields are permitted in an L1 zoning district

